



COMMUNITY DEVELOPMENT COMMITTEE

MINUTES

4:00 PM June 16, 2022
2nd Floor Conference Room, City Hall

1. ROLL CALL

COUNCIL: Gary Bode, Brent Lenssen, Kyle Strengholt Mayor Scott Korthuis

STAFF: Dave Timmer, Heidi Gudde, Brent DeRuyter, Anthony Burrows

ATTENDEES: Gary Vis, Chamber of Commerce

2. APPROVAL OF 5/18/22 MINUTES

- a. Approved as presented.

3. DISCUSSION ITEMS

- a. Transitional Housing.

The group discussed proposed transitional housing proposals from the Department of Corrections to the Police Department. Lynden residents providing feedback to staff, Council, and the Police Department.

Strengholt suggested that the City draft an ordinance that would regulate the locations of transitional housing to avoid schools.

Council members discussed a written response from the Council as a whole.

- b. Added to Agenda - North Lynden Recreational Plans

Burrows from Finance Department introduces the concept of a sports facility to be located at Benson Road Park (Heusinkveld property) to include artificial turf fields.

Concepts have been contemplated for the last few years while Mike Martin was City Administrator. Finance Department gave Burrows the nod to put together an exploratory committee to review options however changes during the COVID pandemic stalled efforts.

Reviving the concept and moving forward this year with planning efforts, the group is using a multi-pronged approach to funding: private partners, grants, etc. Potential large sponsors were discussed.

Design concept distributed to the group that included a main stadium, two practice fields, parking, concessions and locker rooms. Burrows reported that those that have heard of the concept have been very supportive. He is wanting to give Council Committee a heads-up about this planning effort but will be giving a more formal presentation when more information is available.

Obstacles to the development is obviously cost. Burrows noted that the City would be maintaining the facility but hopes that the fields would support themselves financially. They are not expected to be a “money-maker”.

Lenssen asked about anticipated maintenance costs. Burrows estimates about 1.5 full time employees dedicated to the facility.

Bode asked how the park layout as it relates to street plans for the sub-area. Gudde confirmed that this had been discussed with the consultant. Possibilities exist to provide access to the west and north as well as the access shown to the east, aligned with Diamond Lane.

Burrows reported that expected costs could be 8.5 – 9 million.

Schools may benefit from the facility. LC athletic director already on the committee with Lynden athletic director showing interest as well. Positive feedback from many of the school districts.

Burrows noted that this facility is not planned to have track facilities as most of the schools have good track facilities. The addition of a baseball diamond is being explored.

Security of the site was discussed. Completely fenced with access only to those who are contracted to use.

Gudde inquired as to the tourism dollars that could be generated in association with events here. Burrows responded that there is a formula to estimate dollars earned in the community by such a facility.

Bode recommended that the roadways be coordinated with the Public Works Department. Feedback from the Committee was positive.

c. Ordinance regarding Camping Prohibition

Lenssen introduced the topic. Noted the memo from Carmichael’s office gave a good summary. Lenssen indicated that he preferred the Mercer Island version which disallows / makes illegal camping in park spaces if shelter space is available.

Trail use that technically occurs when parks are closed. Williams noted that the ordinance can make provisions for those that are actively using

the facilities for which is intended. That is, the trail is being used for walking, running, biking but not camping or preventing access.

Bode asked for next steps on this ordinance. Williams noted that there are a couple moving parts including the update to civil penalties.

Williams suggested the group choose a foundational document and fine tune the ordinance.

Strengholt asked how the ordinance was functioning for the City of Mercer Island. Williams noted that he could follow up with the municipalities to get feedback.

Vis asked if this applied to all City properties. This was confirmed.

DeRuyter noted that he liked the Mercer Island version because it consistently refers to the city as a whole rather than just parks.

Williams noted that the critical areas should also be specifically mentioned in any ordinance that the Council decides to use.

Conclusions: Committee would like to use the Mercer Island example as the foundation the City's ordinance. Staff to draft.

d. Update to Land Use and Building Projects

The group generally asked questions about the latest building projects going on in the City. Gudde provided updates and had previously provided the group with an email summary of on-going Commercial and Multi-family projects / permits.

Next Meeting Date: August 17, 2022